



PIONEER PARK 55

Property:

- New class A office/warehouse for lease
- ± 55,000 Sq. Ft. divisible; situated upon ± 6 acres
- Clear span design; no interior columns
- Units ranging from 5,000, 10,000, 15,000 Sq. ft. up to 25,000 Sq. Ft.
- Various (9'x10') dock doors w/35,000 lb. pit levelers, seals & bumpers; (14'x16') overhead grade level doors
- 10-year, 75% tax abatement
- Exterior monument signage

Location:

- 15 minutes from I-270 (Columbus Outerbelt)
- Second fastest growing county in State of Ohio
- Easy access to U.S. Rt. 33
- Located within the "33 Smart Mobility Corridor"



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Property Specifications:

- ± 55,000 Sq. Ft. office/warehouse building
- Building dimensions: 100' x 550'
- 6 (9'x10') semi docks w/shelters & 35,000 lb. pit levelers
- 8 (14'x16') drive-in doors
- Clear height: 24'-26'
- Fire suppression: ESFR
- Zoning: M/I - Manufacturing/Innovation District
- Car Parking: 84 total spaces
- Electric: House Panel 200A 277/480V 3ph 4W w/ step down transformer and 100 A 120/208V 3ph 4 W Panel
- Floor: 6" reinforced concrete
- Warehouse lighting: LED w/motion sensors
- Loading configuration: rear load
- 120' truck court

Rental Rate:

- Negotiable/Sq. Ft. NNN
- 2024 Estimated Operating Expenses: \$1.75/Sq. Ft. (taxes, insurance, CAM)

Available Suites:

Suite	Size SF	Docks	Drive-ins
101	15,000	2	1
102	10,000	1	2
101/102	25,000	3	3
106/107	10,000	1	2

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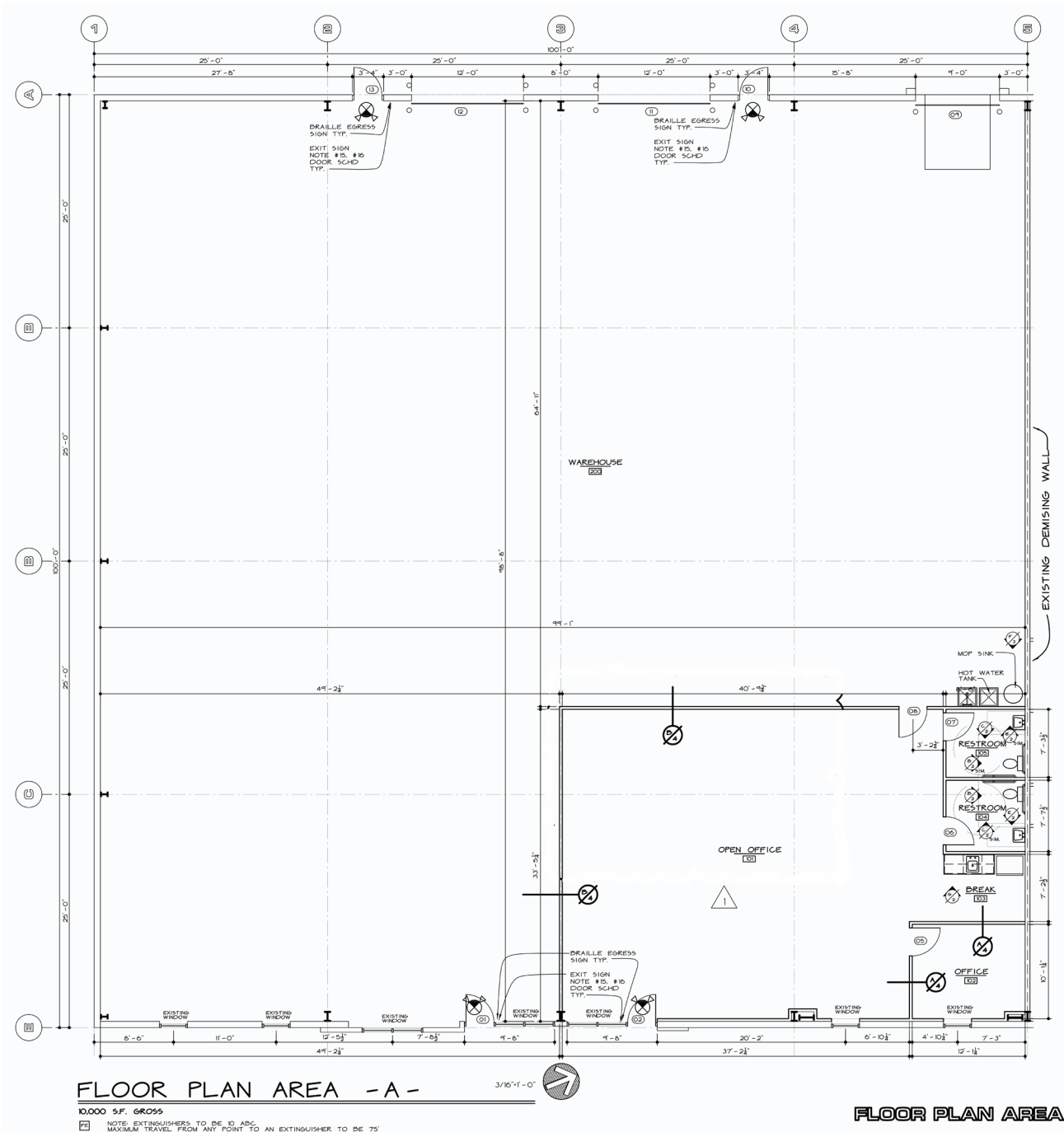
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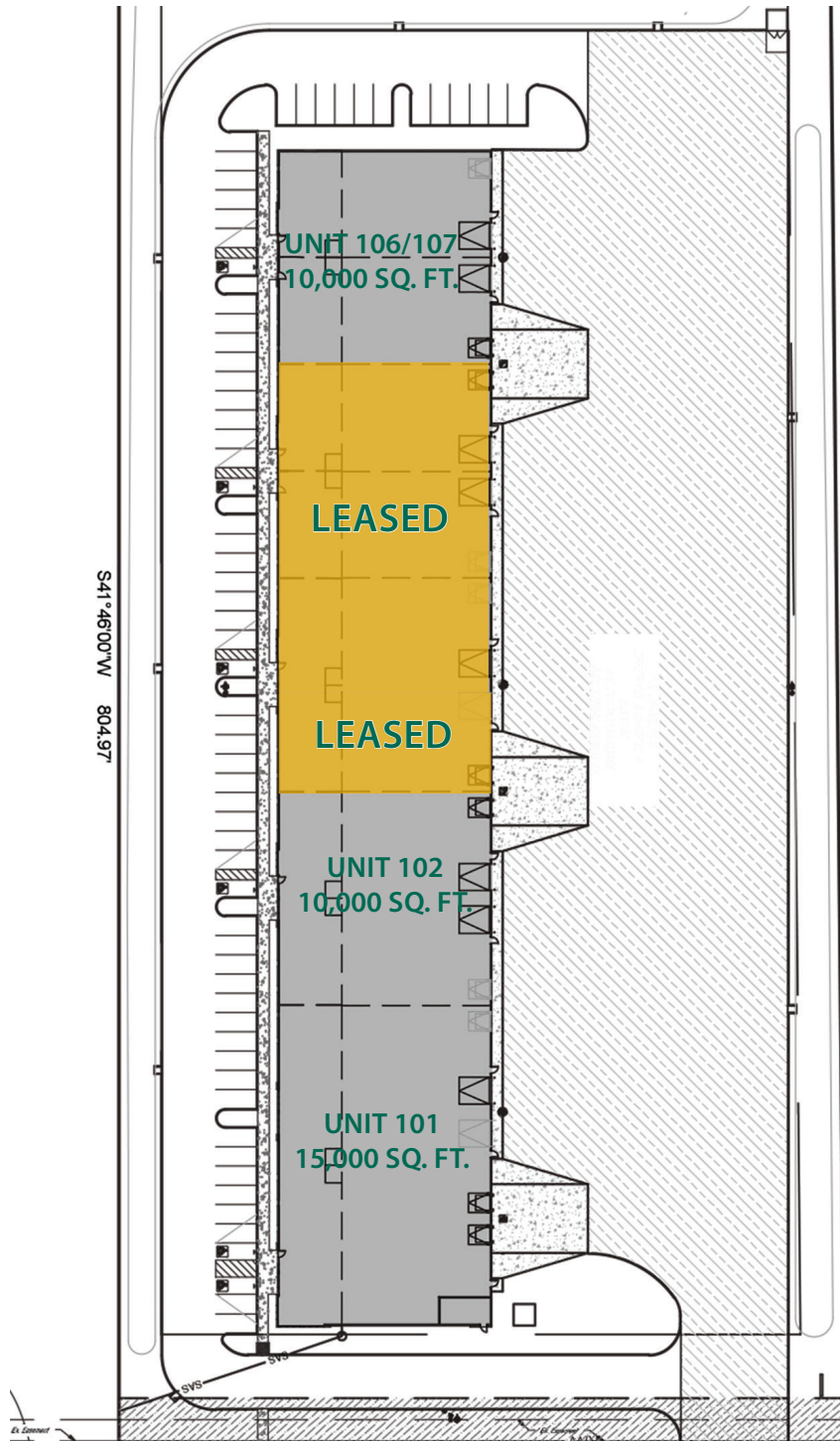
OFFICE PLAN



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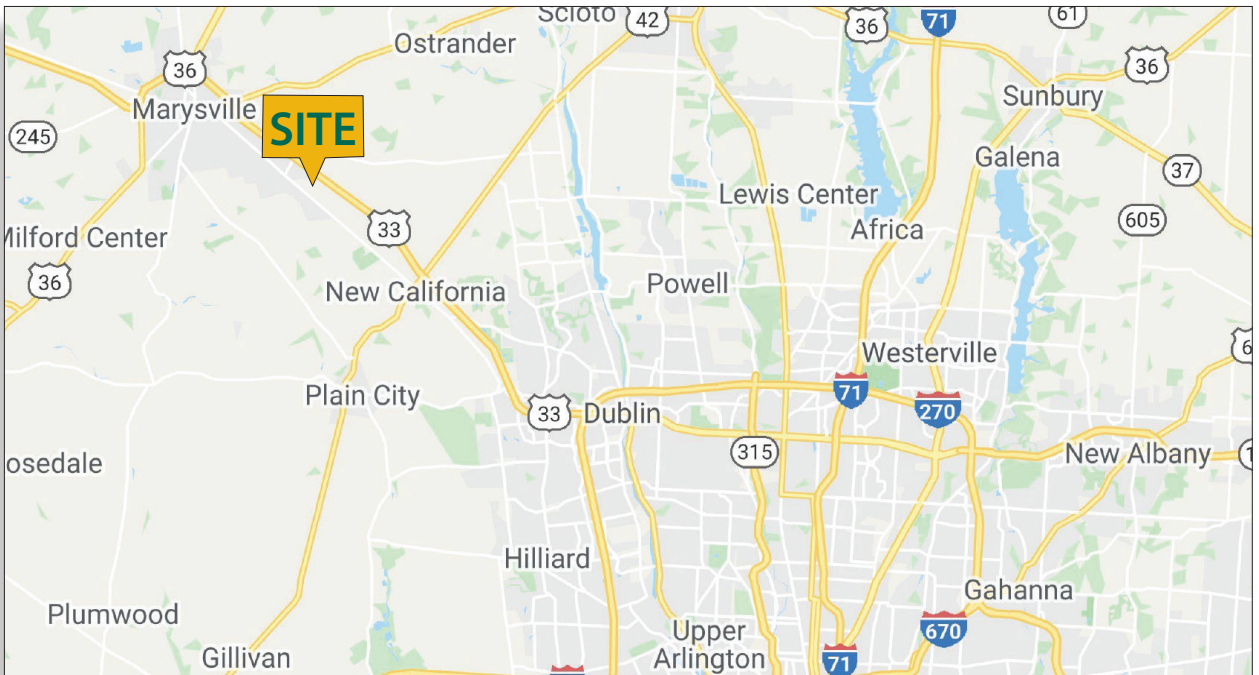
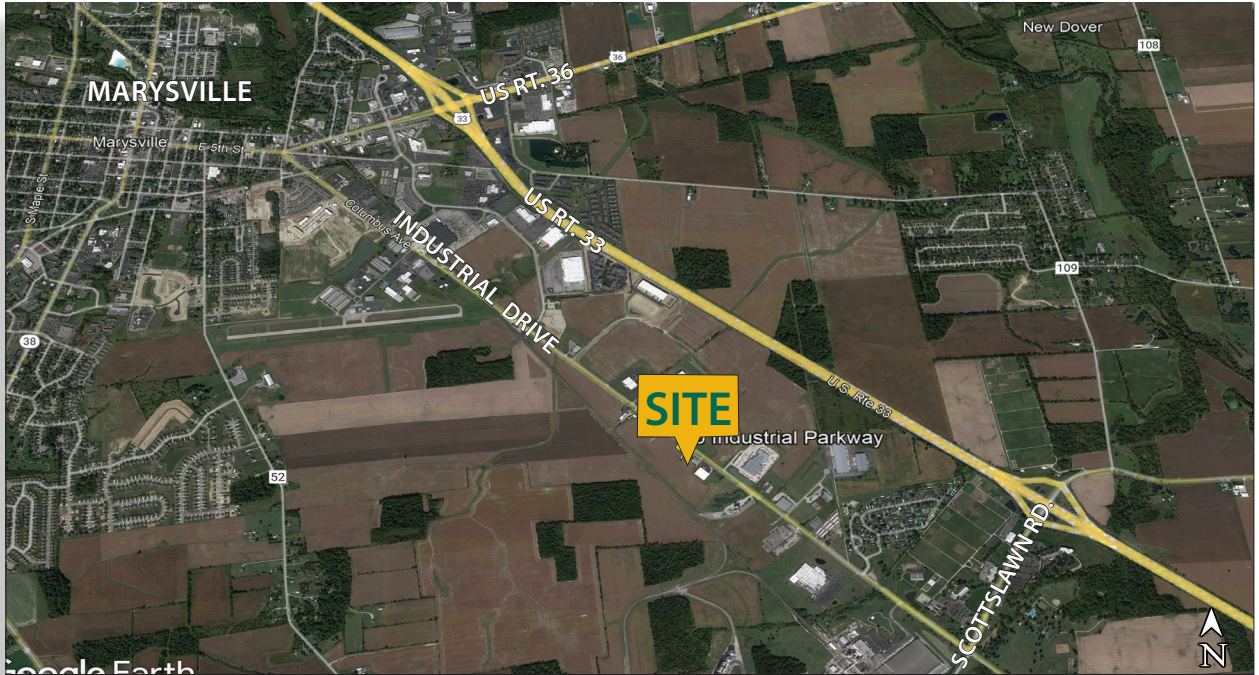




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